# WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY SPECIAL MEETING AND PUBLIC HEARING MINUTES CITY OF RENTON PARK TERRACE ANNEXTION (FILE NO. 2186) MAY 23, 2005

The following Minutes are a summary of the Special Meetings/Public Hearings for the City of Renton Park Terrace Annexation (File No. 2186). Complete written transcripts are available from the Boundary Review Board.

# I. CALL TO ORDER

Judy Tessandore, Chair, convened the meetings of May 23, 2005 at 7:00 PM.

### II. ROLL CALL

The following members were present at the Special Meeting and Public Hearing:

Angela Brooks Charles Booth
Robert Cook Jim Denton
Lynn Guttmann Claudia Hirschey
Roger Loschen Michael Marchand

# **III. PUBLIC HEARING**

# INTRODUCTION:

Chair Tessandore stated that the purpose of the Special Meeting is to conduct a Public Hearing on the Park Terrace Annexation, a proposal submitted by the City of Renton to the Boundary Review Board in February 2005. The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexation.

Chair Tessandore described the standards for a quasi-judicial public hearing and the scope of the hearing. She explained the process for taking public testimony. Chair Tessandore opened the public hearing.

Chair Tessandore and Lenora Blauman described the proposed annexation as follows:

On February 16, 2005, the City of Renton filed a Notice of Intention for the Park Terrace Annexation with the Boundary Review Board. The Park Terrace Annexation site consists of a 7.86-acre area located on the east side of the City of Renton. The southern boundary of the site abuts the northern boundary of the City of Renton. The southern boundary of the Park Terrace Annexation is generally formed by NE 7<sup>th</sup> Street/SE 122<sup>nd</sup> Street. The northern boundary is generally formed by NE 8<sup>th</sup> Street (if extended.) The eastern boundary is formed by 140<sup>th</sup> Avenue SE and the site is bordered on the west by Duvall Avenue NE.

City of Renton representatives cited the Washington State Administrative Code (RCW 35.14A as the basis for authorizing this action. This annexation was proposed under the 60% petition method), pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in December of 2004.

On March 23, 2005 the City of Renton invoked jurisdiction for the Park Terrace Annexation requesting the addition of an approximately 80 acre area, defined as the Park Terrace Area (Expanded). The City requested that the Board conduct a public hearing to consider the proposed Park Terrace Area (Expanded) based upon the following factors:

- The proposed annexation of the Park Terrace Area (Expanded) is located within Renton's Potential Annexation Area; and
- The inclusion of Park Terrace (Expanded) in the City of Renton would reportedly provide more practical boundaries and logical area for community governance and for provision of services to the community.
- The State Growth Management Act and the King County Comprehensive Plan both establish local jurisdictions as the appropriate units to govern urban areas.

Based upon that invoking of jurisdiction, the Boundary Review Board scheduled a public hearing to review the proposed basic Park Terrace Annexation and to determine whether to consider the proposed Park Terrace Area (Expanded).

Following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the Park Terrace Annexation. The Board will consider the state, regional, and local regulations which guide annexations. The Board can approve the Park Terrace Annexation as proposed by the City of Renton. The Board can modify the Park Terrace Annexation to include the Park Terrace (Expanded) Annexation Area, as requested by City of Renton. The Board can deny the entire Park Terrace Annexation.

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<u>PROPONENT PRESENTATION</u>: City of Renton – Donald Erickson, Senior Planner – Community Development & Strategic Planning

At the Special Meeting/Public Hearing of May 23, 2005, Donald Erickson presented a statement concerning the proposed Park Terrace Annexation (7.86 acres). Mr. Erickson responded to inquiries by the Boundary Review Board members. Following is a summary of the statement (including responses to inquiries).

The City of Renton proposes the annexation of 7.86 acres, known as the Park Terrace Annexation. This annexation was proposed under the 60% petition method), pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in December of 2004.

The Park Terrace Annexation site is located on the east side of the City of Renton. The southern boundary of the site abuts Renton's northern boundary. The southern boundary of the Park Terrace Annexation is generally formed by NE 7<sup>th</sup> Street/SE 122<sup>nd</sup> Street. The northern boundary is generally formed by NE 8<sup>th</sup> Street (if extended.) The eastern boundary is formed by 140<sup>th</sup> Avenue SE and the site is bordered on the west by Duvall Avenue NE.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is based upon Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City (e.g., LU-378 – LU-380) and provision of services to incorporated areas (e.g., LU-383; LU-386, LU-392).

The Park Terrace property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 17 single-family residences which were developed under the existing County zoning at R-4 (four dwelling units per gross acre.) The City proposes Residential zoning at (R-8) which would permit a maximum of eight dwelling units per net acre. At full development, the initially proposed Park Terrace Area would include a total of approximately 23 homes.

The City of Renton can directly provide (or contract for) urban services to the area. For example, the City of Renton would provide police services. The City will continue to contract with Fire Protection District No. 25 to provide fire service and emergency service. The City will provide sewer service, storm water management, and refuse collection.

Mr. Erickson noted that the City of Renton will provide sewers to properties outside of municipal boundaries. However, property owners are required to agree not to oppose future annexation of properties into Renton.

King County Water District No. 90 will continue to provide water service to the Park Terrace Annexation Area. Library facilities and recreation facilities would be available to the community. Children would attend schools in Renton School District No. 403.

# OPPONENT PRESENTATION:

No jurisdiction came forward to oppose the Park Terrace Annexation.

## KING COUNTY

Michael Thomas, representing the King County Executive Office of Management and Budget, stated that King County officials support annexation of urban lands to local jurisdictions in keeping with the State Growth Management Act. The County supports the City of Renton's commitment to annex the Park Terrace Area – and would also support the annexation of the Park Terrace Area (Expanded) – in order to address the following issues:

- The County Comprehensive Plan/Countywide Planning Policies and the City of Renton Comprehensive Plan support annexation of Park Terrace to Renton.
- The City's established record as an entity capable of providing for zoning, development standards, and environmental protection appropriate to the area.
- The County has limited ability to provide efficient local services in urban unincorporated areas particularly those areas which are "islands" and which have irregular boundaries that are difficult for providers to serve.
- RCW 36.93 (Boundary Review Board) criteria support annexation of Park Terrace to Renton.

Thus, King County requests that the Boundary Review Board consider the request by the City of Renton to annexation the Park Terrace Area (Expanded.)

#### **GENERAL TESTIMONY:**

Citizen testimony generally supported annexation to the City of Renton to provide for local governance and local services. Some interest was expressed in learning more specific information about service plans, service programs, and service costs in the event that the City were to be permitted to annex the Park Terrace Area.

# **REBUTTAL**

Mr. Erickson waived the opportunity to provide rebuttal at this time.

# IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING

At the completion of public testimony for the Park Terrace Annexation, Chair Tessandore instructed the Board with respect to procedures for closure (or continuation) of the public hearing. The Board has the option to continue the hearing to obtain more information or to close the hearing and deliberate for a decision on the proposed action.

Chair Tessandore requested a motion to close or to continue the hearing.

Roger Loschen moved and Charles Booth seconded a motion that the Boundary Review Board continue the public hearing in order to receive and consider testimony relating to the City of Renton proposal to expand the proposed 7.86 acre Park Terrace Annexation to incorporate the Park Terrace (Expanded) Annexation Area (88 acres) into the City of Renton.

Chair Tessandore invited the Board members to comment on the motion. Board members offered the following comments:

- City of Renton representatives have provided to the Board both written and oral testimony describing support for the Park Terrace Area. City representatives have also provided information indicating support, in principle, for the expansion of the annexation to include the entire Park Terrace Area (Expanded).
- King County representatives have also provided to the Board both written and oral testimony describing support for the Park Terrace Area. County representatives have also provided information indicating support, in principle, for the expansion of the annexation to include the entire Park Terrace Area (Expanded).
- A full hearing of the City of Renton position on the facts and factors relating to the annexation of the Park Terrace Area and the entire Park Terrace Area (Expanded) is necessary and appropriate. This hearing is required in order for the Board to learn and consider all of the pertinent facts in this matter prior to making a decision for this Notice of Intention.
- The facts in the matter of this Notice of Intention are required in order for the Board to determine whether the City of Renton proposal for the Park Terrace Area (Expanded) is consistent with the authorities and criteria established in RCW 36.93, et al.
- A hearing on the entire Park Terrace Area (Expanded) would enable the Board to consider the likely intended and unintended consequences of an action to approve, modify, or deny the proposed annexation. The Board would be able to consider whether the City is able to govern and serve the total Park Terrace Area (Expanded). The Board would also be able to consider the capacity of the County to serve the entire Park Terrace Area.

Chair Tessandore called for a vote on the motion to continue the Public Hearing and Special Meeting for the City of Renton Park Terrace Annexation (File No. 2186). The Board voted unanimously to accept the motion to continue the public hearing to a date and time certain.

Robert Cook moved and Claudia Hirschey seconded a motion to continue the Public Hearing and Special Meeting for the Park Terrace Annexation to May 24, 2005 at the Renton Technical College at the hour of 7:00 p.m. The motion passed by unanimous vote.

# V. ADJOURNMENT

Michael Marchand moved and Robert Cook seconded a motion to adjourn the current session of the Special Meeting/Public Hearing of May 23, 2005. The motion passed by unanimous vote. Chair Tessandore adjourned the meeting at 8:20 PM.